

## Request for City Council Action

Date: April 22, 2002

To: Council Member Lisa Goodman, Community Development Committee  
Council Member Barbara Johnson, Ways and Means/Budget Committee

Prepared by Tiffany Glasper, Phone 612-673-5221

Approved by Chuck Lutz, MCDA Interim Executive Director \_\_\_\_\_

Subject: Modification No. 14 to North Washington Industrial Park  
Redevelopment Plan and Modification No. 90 to the Common Project

**Previous Directives:** Not Applicable

**Ward:** 3 and 5

**Neighborhood Group Notification:** Near North and Hawthorne

**Consistency with *Building a City That Works*:** Not Applicable

**Comprehensive Plan Compliance:** Not Applicable

**Zoning Code Compliance:** Not Applicable

**Impact on MCDA Budget:** (Check those that apply) Not Applicable

- ☐ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):

**Living Wage / Business Subsidy:** Not Applicable

**Job Linkage:** Not Applicable

**Affirmative Action Compliance:** Not Applicable

### **RECOMMENDATION:**

**City Council Recommendation:** The Interim Executive Director recommends that the City Council Community Development Committee schedule a public hearing to be held on May 6, 2002 for Modification No. 14 to the North Washington Industrial Park Redevelopment Plan. It is also recommended that the Ways & Means/Budget Committee review the proposed Modification No. 14 to the North Washington

**Industrial Park Redevelopment Plan and submit its comments at the Community Development Committee public hearing scheduled for Monday, May 6, 2002.**

### **Background/Supporting Information**

In 1993, the North Washington Jobs Park Steering Committee was formed to reclaim and redevelop the North Washington industrial area between Tenth Avenue North and Washington Avenue and 17<sup>th</sup> Avenue North. Since then, over ten acres of polluted land has been transformed into a thriving business community.

New businesses include Ambassador Press, ASI Sign Systems, Armour Photography, DHL Worldwide Express, A&M Business Services, Rochford Supply, and now XO Communications in the former Microtron building. Stremel Manufacturing is completing a major expansion in the area, as well.

Besides retaining existing employees, these businesses will be creating more than 300 new jobs. The three properties being added to acquisition status would be assembled with adjacent parcels to continue this job creation activity. The 2209 2<sup>nd</sup> Street North property is a vacant lot. The property at 2217 2<sup>nd</sup> Street North is a vacant lot, and the property at 2229 2<sup>nd</sup> Street North is also a vacant lot.

The Minneapolis Community Development Agency has prepared the proposed Plan documents and transmitted them to interested parties for review and comment on April 5, 2002. Comments have been requested and are due at the Agency by May 6, 2002.

It is requested that the Ways & Means/Budget Committee review the proposed Plans and submit its comments at the public hearing to be held by the Community Development Committee on May 6, 2002.

**Modification No. 14**  
**March 22, 2002**

**to the**

**NORTH WASHINGTON INDUSTRIAL PARK REDEVELOPMENT**  
**PLAN**  
**May 1, 1973**

Modification No. 1	July 1, 1974
Modification No. 2	March 12, 1975
Modification No. 3	August 1, 1977
Modification No. 4	November 2, 1978
Modification No. 5	June 18, 1980
Modification No. 6	July 27, 1984
Modification No. 7	November 4, 1985
Change No. 1	October 15, 1987
Modification No. 8	April 20, 1989
Modification No. 9	June 8, 1989
Modification No. 10	November 3, 1989
Modification No. 11	May 2, 1994; revised May 19, 1994
Modification No. 12	June 18, 1999
Modification No. 13	September 29, 2000
Modification No. 14	March 22, 2002

**TABLE OF CONTENTS**

Application for Redevelopment Project - No Change

Project Area Report - No Change

Redevelopment Plan – No Change

Relocation Plan - No Change

Method Proposed for Financing - No Change

**Modification No. 14**  
**March 22, 2002**

**to the**

**North Washington Industrial Park Redevelopment Plan**  
**May 1, 1973**

A. Table of Contents	
B. Description of Project	No Change
1. Boundaries of Redevelopment Area	No Change
2. Project Boundary Map	No Change
3. Objectives of the Redevelopment Plan	No Change
4. Types of Redevelopment Activities	No Change
C. Land Use Plan	No Change
1. Future Land Use Map	No Change
2. Land Use Provisions and Requirements	No Change
D. Project Proposals	No Change
1. Land Acquisition	<b>Changed</b>
2. Rehabilitation	No Change
3. Redevelopers Obligations	No Change
E. Relocation	No Change
F. Official Action to Carry Out the Redevelopment Plan	No Change
G. Procedures for Changes in Approved Redevelopment Plan	No Change
Exhibit 1      Acquisition Map	<b>Changed</b>
Exhibit 2      Method Proposed for Financing	No Change

**MODIFICATION NO. 14**  
**to the**  
**NORTH WASHINGTON INDUSTRIAL PARK REDEVELOPMENT PLAN**  
**March 22, 2002**

Modification No. 14 to the North Washington Industrial Park (NWIP) Redevelopment Plan and Tax Increment Finance Plan and Modification No. 90 to the Common Plan, have been prepared by the Minneapolis Community Development Agency (the MCDA or Agency) to designate parcels for acquisition by the Agency.

Modification No. 90 to the Common Development and Redevelopment Plan and Common Tax Increment Finance Plan has been prepared because the North Washington Industrial Park Redevelopment and Tax Increment Finance Project Area are within the Common Project.

The plan documents have been prepared to designate property for acquisition.

In 1993, the North Washington Jobs Park Steering Committee was formed to reclaim and redevelop the North Washington industrial area between Tenth Avenue North and Washington Avenue and 17<sup>th</sup> Avenue North. Since then, over ten acres of polluted land has been transformed into a thriving business community.

New businesses include Ambassador Press, ASI Sign Systems, Armour Photography, DHL Worldwide Express, A&M Business Services, Rochford Supply, and now XO Communications in the former Microtron building.

Besides retaining existing employees, these businesses will be creating more than 400 new jobs. The three properties being added to acquisition status would be assembled with adjacent parcels to continue this job creation activity.

All three properties, located at 2209 2<sup>nd</sup> Street North, 2217 2<sup>nd</sup> Street North and 2229 2<sup>nd</sup> Street, are vacant lots.

Inclusion in the category of property that may be acquired does not represent a commitment on the part of the Agency to acquire a property; rather, the Agency is signifying that it is interested in acquiring or assisting in the acquisition of the listed property subject to limitations imposed by availability of funds, developer commitment, staging requirements, soil contamination, other financial and environmental considerations, and approval by the City Council.

Only those portions of the plan that have been modified by adding supplemental language have been identified in this document. The original and complete plan documents are available in the official files

for the North Washington Industrial Park Redevelopment Project and the Common Development and Redevelopment Project, which are stored in the Project Planning & Finance Department of the Minneapolis Community Development Agency, at the Crown Mill, 105 5th Avenue South, Suite 600, Minneapolis, Minnesota, 55401-2534.

The following parcels, in the North Washington Industrial Park Redevelopment Project Area, are being designated as Property that May be Acquired:

<u>Address</u>	<u>PID Number</u>
<b>2209 2<sup>nd</sup> Street North</b>	<b>15-029-24-24-0093</b>
<b>2217 2<sup>nd</sup> Street North</b>	<b>15-029-24-24-0051</b>
<b>2229 2<sup>nd</sup> Street North</b>	<b>15-029-24-21-0041</b>

The addition of these parcels does not result in a net increase in tax increment revenue collected by the North Washington Industrial Park Tax Increment Finance District (No. 16).

**B.1 Project Acquisition Map (Changed)**

The Project Acquisition Map dated June 18, 1999, is amended by the attached Project Acquisition Map dated March 22, 2002 (See Exhibit 1).

**MODIFICATION NO. 90  
TO THE  
COMMON DEVELOPMENT AND REDEVELOPMENT PLAN  
AND COMMON TAX INCREMENT FINANCING PLAN**

**(NWIP Modification No. 14)**

**March 22, 2002**

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**Introduction**

Two plan documents have been prepared that designate parcels for acquisition located within the North Washington Industrial Park Project Area and TIF District (collectively, the "Plans"). Modification No. 14 to the North Washington Industrial Park Redevelopment Plan and TIF District authorizes the designates three parcels for acquisition. Because the North Washington Industrial Park Redevelopment Project and TIF District No. 16 are located in the Common Project, this modification to the Common Project documents is also necessary.

In 1993, the North Washington Jobs Park Steering Committee was formed to reclaim and redevelop the North Washington industrial area between Tenth Avenue North and Washington Avenue and 17<sup>th</sup> Avenue North. Since then, over ten acres of polluted land has been transformed into a thriving business community.

New businesses include Ambassador Press, ASI Sign Systems, Armour Photography, DHL Worldwide Express, A&M Business Services, Rochford Supply, and now XO Communications in the former Microtron building.

Besides retaining existing employees, these businesses will be creating more than 400 new jobs. The three properties being added to acquisition status would be assembled with adjacent parcels to continue this job creation activity.

By reference, Modification No. 90 to the Common Plan is incorporated into the Incorporated Project Documents, and in themselves are designated Incorporated Documents.

**SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN**

**Subsection A.1.** Mission Statement (No Change)

**Subsection A.2.** Definitions (No Change)

**Subsection A.3.** Description of Public Purpose (No Change)

**Subsection A.4.** Objectives of Common Project (No Change)

**Subsection A.5.** Structuring of Common Project (No Change)

**Subsection A.6.** History of Establishment and Modification of Projects and TIF Districts Included in Common Project Area **(Changed)**

Subsection A.6. is modified to include the following information:

<b>Project</b>	<b>Plan, Mod or Amendment</b>	<b>City Council Approval Date</b>	<b>Resolution Number</b>
<i>Modification No. 90 to the Common Plan</i>	<i>Modification No.14 to the North Washington Industrial Park Redevelopment and TIF Plan</i>	<i>May 17, 2002</i>	<i>02R-_____</i>

**Subsection A.7.** Estimated Public Improvement Costs (No Change)

**Subsection A.8.** Boundaries of the Common Project Area (No Change)

**Subsection A.9.** Development Program Requirements (No Change)

**Subsection A.10.** Modifications to Common Development and Redevelopment Plan (No Change)

**Subsection A.11.** Neighborhood Revitalization Program (No Change)

## **SECTION B. COMMON TAX INCREMENT FINANCING PLAN (Changed)**

**Subsection B.1.** Summaries of Participating Tax Increment Financing Districts (No Change)

**Subsection B.2.** Boundaries of Participating Tax Increment Financing Districts (No Change)

**Subsection B.3.** Statement of Objectives and Development Program, Including Property to be Acquired **(Changed)**

The following parcels located in the North Washington Industrial Park Redevelopment Project Area, are being designated as Property that May be Acquired:

**Address**

**PID Number**

*Modification No. 14 to the NWIP  
Redevelopment & TIF Plan  
March 22, 2002*



<b>2209 2<sup>nd</sup> Street North</b>	<b>15-029-24-24-0093</b>
<b>2217 2<sup>nd</sup> Street North</b>	<b>15-029-24-24-0051</b>
<b>2229 2<sup>nd</sup> Street North</b>	<b>15-029-24-21-0041</b>

All three properties located at 2209 2<sup>nd</sup> Street North, 2217 2<sup>nd</sup> Street North and 2229 2<sup>nd</sup> Street North are vacant lots. The designation of these parcels as property that may be acquired does not result in a net increase in tax increment revenue collected by the North Washington Industrial Park Tax Increment Finance District (No. 16).

- Subsection B.4.** Properties to be deleted from Participating Tax Increment Financing Districts (No Change)
- Subsection B.5.** Development Activity in the Common Project for Which Contracts Have Been Signed and Other Specific Development Expected to Occur (No Change)
- Subsection B.6.** Description of Financing (No Change)
- Subsection B.7.** Estimated Impact on Other Taxing Jurisdictions (No Change)
- Subsection B.8.** Modifications to Common Tax Increment Financing Plan (No Change)
- Subsection B.9.** Neighborhood Revitalization Program (No Change)
- Subsection B.10** Hazardous Substance Subdistrict Plan (No Change)

